

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2017101066

**Project Title:** Sandpiper Villa (ZA19-00005, D19-00011, CUP19-00011)Lead Agency: City of OceansideContact Person: Sergio Madera, Senior PlannerMailing Address: 300 N Coast HighwayPhone: 760-435-3539City: OceansideZip: 92054County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: OceansideCross Streets: Dixie Street & Grace StreetZip Code: 92054Longitude/Latitude (degrees, minutes and seconds): 33 ° 12 ' 4.38 " N / 117 ° 21 ' 44.09" W Total Acres: 2.01Assessor's Parcel No.: 148-271-09 & 148-271-10Section: 24Twp.: 11SRange: 5WBase: San BernaWithin 2 Miles: State Hwy #: 5, 76, 78Waterways: Loma Alta Creek, San Luis Rey River, Buena Vista LagoAirports: Oceanside MunicipalRailways: NCTD Sprinter LineSchools: Oceanside USD**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☒ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☒ Other: 94 Bed Assisted Living Facility**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Cultural/Tribal Reso**Present Land Use/Zoning/General Plan Designation:**

Vacant Land (previously developed with two single-family homes)/Single-Family Residential/Single-Family Detached

**Project Description:** (please use a separate page if necessary)

Please see attached project description

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date December 9, 2019 Ending Date January 8, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: Summit Environmental Group, Inc.  
Address: 2810 Cazadero Drive  
City/State/Zip: Carlsbad, CA 92009  
Contact: Leslea Myerehoff, AICP  
Phone: (760) 804-9144

Applicant: Viri Estates, LLC; Attention: Brent Mitchell  
Address: 420 N Twin Oaks Road, Suite 1209  
City/State/Zip: San Marcos, CA 92069  
Phone: (760) 484-6774

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 12/5/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



## **Project Description**

The proposed project would allow for the development and operation of a 94 bed Assisted Living Facility at a vacant 2.01 acre project site located at the northeast corner of Dixie Street and Grace Street. In addition to the adoption of a Mitigated Negative Declaration, the proposed project requires approval of Zone Amendment (ZA19-00005), to change the site's zoning from Single-Family Residential (RS) to Public and Semi-public (PS), a Development Plan (D19-00011) to allow for the physical site improvements including four two-story buildings totaling 64,305 square feet, and a Conditional Use Permit (CUP19-00011) to establish and operate an Assisted Living Facility.

A previous Draft IS/MND was circulated by the City of Oceanside for a 30-day public review and comment period from October 31, 2017 through December 1, 2017. A final MND and Responses to Comments were prepared but were never adopted by the City of Oceanside.

The project name has changed to the Sandpiper Villa Residential Care Facility for the Elderly. The City is utilizing the existing Office of Planning and Research, State Clearinghouse number previously assigned to the project (SCH#2017101066). A new Notice of Intent will be mailed to the project notification list apprising them of the public review period for the document.

Basis for Recirculation of the Draft MND: The name of the proposed project has changed; however, the project site, project size and location of the project remain unchanged. In addition, in response to comments and direction provided by the City of Oceanside, the proposed project description has been refined from an 81-bed skilled nursing facility with one guest suite to a 94-bed assisted living facility with 8 dedicated affordable units specifically reserved for low income senior residents.

The proposed project overall square footage remains unchanged. Due to the type of facility now proposed (formerly a skilled nursing facility and now proposed to be an assisted living facility), staffing demands have decreased which have a corresponding reduction on project average daily trips, traffic effects, parking demands and corresponding reductions in potential air quality and greenhouse gas emissions. In conclusion, no new significant impacts have been identified based on refinements to the project description; and no new mitigation measures are required as a result of the refinements to the project description.

The public review period for this document is December 9, 2019 through January 8, 2020